



34 Sandringham Ave
Newton Mearns
Glasgow
G77 5DU



LOCATION

Newton Mearns is a welcoming, family friendly town. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schooling. Newton Mearns, is one of the most sought after areas within the South Side of Glasgow. The property is placed well for a wide range of amenities, Local shops nearby, The Broom Shops and The Avenue Shopping Centre. Local train stations include Whitecraigs and Patterton Station.

Early viewing is highly recommended to avoid disappointment.

DESCRIPTION

Wright & Crawford are delighted to present to the market this spacious Detached Villa located in the desirable Broom Estate of Newton Mearns. The Broom Estate displays many individual properties from the pre and post war era, built around 1930 by Mactaggart and Mickel Homes, has matured into a sought after and prestigious area to live within Newton Mearns. This detached 5 bedroomed Villa requires a degree of moderation and extends to approx. 192Sqm, affording well-appointed and flexible over two levels, well designed for family living.

The accommodation comprises: Ground floor, entrance to a large welcoming and spacious reception hallway with staircase to the first floor. A formal lounge overlooking the front garden of the property with a feature fireplace, French doors leading to the back of building family room, with a door leading out to the gardens and terrace, feature fireplace. The front sitting room is complimented by bay window formation overlooking the front private small garden, feature fireplace. A well-appointed family dining kitchen provides access to the side of the property.

A utility area and three piece family bathroom completes the ground floor accommodation.

The first floor houses, 5 bedrooms, 1 principle and three double bedrooms with a smaller single room/office space. The principle bedrooms is particularly spacious with walk in dressing area with a door leading out onto a balcony overlooking the rear private gardens.

A particular feature of this home is the generous mature garden grounds providing privacy, a large terrace for entertaining. A driveway to the front leads to the a single garage. The property is complimented by gas central heating, double glazing and security alarm system.

MEASUREMENTS

HALLWAY	7'3" x 19'2" 2.20 m x 5.84 m
LOUNGE	12'5" x 16'8" 3.79 m x 5.09 m
FAMILY ROOM	12'5" x 16'5" 3.79 m x 5.00 m
SITTING ROOM	13'3" x 15'8" 4.04 m x 4.78 m
KITCHEN	13'3" x 8'11" 4.04 m x 2.71 m
DINING ROOM	13'3" x 11'9" 4.04 m x 3.59 m
UTILITY	4'2" x 4'2" 1.28 m x 1.28 m
BATHROOM	5'11" x 5'6" 1.80 m x 1.69 m
BEDROOM 1	13'2" x 12'7" 4.01 m x 3.84 m
BEDROOM 2	13'2" x 13'4" 4.01 m x 4.07 m
BEDROOM 3	13'2" x 11'11" 4.01 m x 3.64 m
BEDROOM 4	13'2" x 11'11" 4.01 m x 3.64 m
BEDROOM 5	7'5" x 11'11" 2.26 m x 3.64 m
BATHROOM	9'2" x 8'10" 2.79 m x 2.69 m

Council Tax Band G
EPC Band D

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211



Wright
& Crawford
1906



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

